

# NEIGHBORHOOD PLANNING UNIT – F



Wednesday, December 20, 2023 at 7:00 PM

Please pre-register by clicking [HERE](#)

Meeting ID: 845 9824 9006

Dial In: +1 646-558-8656      Access Code: 845 9824 9006#

## CONTACT INFORMATION

Debbie Skopczynski, **Chair** – 404.874.7483 or [chair@npufatlanta.org](mailto:chair@npufatlanta.org)

Kay Stephenson, **Vice-Chair** – [kay.stephenson@gmail.com](mailto:kay.stephenson@gmail.com)

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or [dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

# Minutes

1. Welcome and Opening Remarks  
Meeting started at 7:00pm  
Agenda adopted by unanimous consent.
2. Approval of Minutes  
November minutes adopted by unanimous consent.
3. Announcements  
No announcements
4. Reports from City Departmental Representatives

<p><b>Atlanta Police Department</b>  <b>Zone 2 – Major Ailen Mitchell</b>  <b>Zone 6 – Major Webster</b></p>	<p>Captain Vayens - Zone 2 crime down overall 3% two crimes are up 2% are shoplifting. We are up about 6% in motor vehicle thefts. In the last 28 days the biggest issue is vehicles broken into. People leaving items visible is a problem. We emphasize Clean Car campaign.</p> <p>The fire on the bridge at Cheshire Bridge and Faulkner. We are trying to see how fast and safely to open the bridge.</p> <p>Jess Wilder asked about cleaning up under all bridges not just the one that had the fire last night. Community policing is finding out who owns the property and working on cleaning up the bridges.</p> <p>Lt Butler - Zone 6 – We are down in theft from vehicle right now but auto thefts are over 100%. We have reallocated our efforts to shopping centers and apartment complexes.</p>
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	<p>We do encourage people to invest in cameras and use Connect Atlanta and register your camera.</p> <p>We did have a homicide on Ponce and the person has been arrested and in custody, It was an isolated incident.</p> <p>Kay Stephenson commends the APD for the quick arrest. She states that homeless and people hanging around the commercial quarter that are panhandling aggressively and becoming a problem. Lt Butler is aware and pursuing more quality of life concerns. We have arrested a male for lighting a fire under a bridge.</p> <p>John Wolfinger asked about the toy drive. Details will be sent to Kay Stephenson to distribute to the community.</p>
<b>ATL311</b>	<p>Cheyenne Forbes. Report potholes, code violations, etc.</p> <ol style="list-style-type: none"> <li>1. Dial 3-1-1 inside city limits or 404-546-0311</li> <li>2. Visit and chat at <a href="http://www.ATL311.com">www.ATL311.com</a></li> <li>3. Email at <a href="mailto:ATL311@atlantaga.gov">ATL311@atlantaga.gov</a></li> <li>4. Mobile App by searching "ATL311" in your app store</li> <li>5. Social Media @ATL311</li> </ol>
<p><b>Public Works Code Enforcement</b></p> <p>Officer Ferguson  <a href="mailto:vferguson@atlantaga.gov">vferguson@atlantaga.gov</a>,  678-221-8215.</p>	<p>Officer Francis – nothing major to report. We will have a day delay with collections starting this week.</p>

5. Comments from Elected Officials - None
6. Consent Agenda

### **Board of Zoning Adjustment**

<b>Application</b>	<b>Request</b>	<b>Neighborhood Report</b>	<b>Recommendation</b>
<b>V-23-81 638 Park Drive NE</b>	Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 1 foot, 2) reduce the eastern side yard setback from 7 feet to 2.6 feet, 3) increase the lot coverage from 50 percent to 54.6 percent and a special exception to allow active recreation in yard adjacent to the street.	VH: Applicant deferred	<b>Defer at the request of the applicant</b>
<b>V-23-148 1687 N Pelham Rd NE</b>	Applicant seeks a variance to reduce the south side yard setback from 7 feet to 1 foot.	MLPA: Applicant requested a deferral until next month.	<b>Deferral</b>

<b>V-23-166</b> <b>1264 Beech</b> <b>Valley Road NE</b>	Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 4 feet, 2) reduce the western side yard setback from 7 feet to 1 foot and 3) increase the floor area of an accessory structure from 30 percent floor area of main structure to 38 percent floor area of main structure.	MLPA: Site visit conducted, neighbors notified, no opposition, no change to footprint; no trees impacted	<b>Recommend approval</b>
<b>V-23-179</b> <b>938 Highland</b> <b>Terrace NE</b>	Applicant seeks a variance to 1) reduce the front yard setback from 35 feet to 28.5 feet and 2) reduce the western side yard setback from 7 ' to 4' for construction of an addition to an existing single-family dwelling.	VHCA: Site plan conducted; neighbors notified	<b>Approval</b>
<b>V-23-182</b> <b>1845 Haygood</b> <b>Drive NE</b>	Applicant seeks a variance to allow a reduction in the wayfinding sign setback from 10 feet to 2 feet from the public ROW line at its nearest point.	DHCA: No objections. Asked that care be taken not to impact trees	<b>Approval</b>

### Special Events

<b>Event Name/ Applicant</b>	<b>Class/# Participants</b>	<b>Event Location/Date</b>	<b>Recommendation</b>
Atlanta Persian Festival Hamid Garmestani	Class D/ 2,000 Participants Recurring Event	Piedmont Park April 7, 2024	<b>Support</b>

***NPU-F Action: Motion by Kay Stephenson 2<sup>nd</sup> by Rich Sussman to approve the Consent Agenda carries by a vote of 24 in favor, 0 opposed.***

7. Matters for Voting

### Alcohol License Applications (LRB)

<b>Name of Business</b>	<b>Property Address</b>	<b>Request</b>
<a href="mailto:Savi@Highlands">Savi@Highlands</a> Muhammad Imran Sharif	1370 North Highland Avenue, NE	Food Specialty Shop New Business

Alcohol Permits: Jane Rawlings asks for a verification on distance requirement that Dewayne Martin says does not apply since this is a specialty shop and not a typical convenience store. Another question about the closing hour of 11pm was discussed. Dewayne Martin states this is flexible due to the demand.

Kay Stephenson mentions that recommendations by ATAG can be submitted to atag@atlantaga.gov

**NPU-F Action: Motion to recommend approval by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson carries by a vote of 23 ayes, 2 nays.**

<a href="#">Kroger #298</a> Christopher N. Hewell	1700 Monroe Drive NE	Retail Grocery Supermarket Change of Agent
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NPU-F Action: Motion to recommend approval by Jane Rawlings 2<sup>nd</sup> by Kay Stephenson carries by a vote of 22 ayes, 0 nays.

**Alcohol License Applications (LRB) - [Review and Comment](#)**

Name of Business	Property Address	Request
<a href="#">Trader Joe's</a> Matthew W. Wysocki	931 Monroe Drive NE (NPU-E)	City Food Market Change of Agent

No Comments

**Special Event Applications (MOSE)**

Event Name	Event Size/Participants	Event Date
<a href="#">Park Tavern 2024 Oyster Fest</a> Paul Smith/Lee Henderson	Gated/1,500 Participants	550 10 <sup>th</sup> Street February 10-11, 2024

Comments:

Recurring event with no changes.

NPU-F Action: Motion to recommend approval by Todd Corley 2<sup>nd</sup> by Rich Sussman carries by a vote of unanimous consent.

**Board of Zoning Adjustment Applications (BZA)**

**V-23-188 924 Virginia Ave NE**

- 1. Applicant seeks a variance to reduce the half-depth front yard setback from 17.5 feet to 4 feet.**
- 2. Applicant seeks a variance to reduce the rear yard setback from 15 feet to 5 feet.**
- 3. Applicant seeks a variance to reduce the West side yard setback from 7 feet to 3 feet.**
- 4. Applicant seeks a variance to increase the allowable lot coverage from 50% to 58.8%.**

VHCA report: approved.

Comments: Jack White amends motion to contain the attributes of the storm water submission for 11/21/23

NPU-F Action: Motion to recommend approval with storm water conditions by Kay Stephenson 2<sup>nd</sup> by Jack White Carries by a vote of 25 ayes 0 nays

**Board of Zoning Adjustment Applications (SRC) – Info only**

[V-23-159 \(Appeal\)](#) 1739 Cheshire Bridge Road NE

Applicant seeks to appeal a decision by the City of Atlanta Office of Buildings to issue a correction notice to Cheshire Bridge Holdings, LLC.  
This is for information only.

- 8. Presentations - None
- 9. Planner's Report – Doug Young  
NPUniversity is taking a break See npuniversity.org for more information.
- 10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	We were finally able to have our Christmas event that went well.
<b>Piedmont Heights</b>	No report
<b>Morningside Lenox Park</b>	No report
<b>Virginia-Highland</b>	The Virginia Highland had a successful WinterFest despite the rain.
<b>Edmund Park</b>	No report
<b>Emory/CDC area/ Druid Hills</b>	The graduate student housing is moving on schedule at Haygood drive and N Decatur road. Thanks for the sign approval.
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	No report
<b>Education (Leah Matthews)</b>	No report
<b>Public Safety (Kay Stephenson)</b>	There were several appreciation activities and a catered meal for zone 6 and we had enough funds to buy gift cards as rewards for officers. We also got gift cards for the firestation from DBA BBQ. They also served Thanksgiving dinner to station 29. This is our way of showing appreciation.  The unfortunate shooting that happened in Vahi, the individual was arrested and we hopefully should not see them again.

<p><b>APAB (Debbie Skopczynski, Voting Member)</b></p>	<p>APAB met In November and December since last NPU meeting. Most of the meetings have focused on Bylaws amendments following the Strategic Planning process APAB has been working on. Of note: the number of officers has been reduced from 6 to 2 (president and vice-president); the number of members has been reduced from 75 members (chair, delegate and alternate) to 25 members (voting member) and the current Committee structure is in the process of being replaced.</p> <p>At the December meeting, a resolution from the Zoning and Land Use Committee asking Planning to eliminate PDH and PDMR. I voted against the resolution since most of the land left to develop here needs PDH flexibility to make it work.</p>
<p><b>2023 Community Impact Project Status Reports</b></p>	<p>CIG Close-out is December 31. Please send receipts, photos, and a description of your project by the 29<sup>th</sup>.</p>
<p><b>Chair Report</b></p>	<p>NO Updates on <b>SAP-23-012 1783 Cheshire Bridge Road.</b> (former Rhodes Bakery location.)</p> <p>SAP Hearing held today – surprise. One of the SAPs on the agenda was a Cigar Bar in the building between Rhodes Bakery and TV. Fortunately, neighbors have been watching and attended the meeting.</p> <p>The 2024 Community Impact Grant program was announced last week. Essentially, it's the same program as in previous years. One change is that NPUs can ask for a grant up to \$10k. The amount of the grant award will be determined by how many NPUs submit requests (the overall \$ available is \$110K). Please let me know if you are interested, We need to submit proposals at the end of February which means voting on projects at the February meeting.</p> <p>Still looking for a co-secretary and vice-chair.</p> <p>NPU-F will continue to meet virtually on the third Wednesday of the month.</p>

11. Old Business - None

12. New Business- None

13. Adjournment

The meeting was adjourned at 8:34pm. Motion by Kay Stephenson 2<sup>nd</sup> by Glen Hodges.

Merry Christmas, Happy New Year, happy Kwanzaa,